

Dear Parishioner,

Things are progressing well – so well that this fourth mailshot might be the final one!

The Morval Neighbourhood Development Plan (NDP) has been formally endorsed by Morval Parish Council and has been submitted to Cornwall Council for their approval. The final stages involve a six-week parish consultation, with results being adjudicated by an independent examiner, then a parish referendum which, if passed, means our NDP can be legally adopted. The parish consultation allows parishioners to formally submit comments about the NDP, and this letter provides a summary of the key parts of the NDP.



The principal obligation of an NDP is to represent the wishes and desires of the local community, rather than those of the Parish Council (who requested it), or the Steering Group (who organised it), or the consultant (who wrote it).

It must also comply with stringent NDP regulations. That is why there were two questionnaires; the first to ask what topics should be included in the second detailed questionnaire. Every part of the NDP must be evidence based, and once endorsed by the parish council, it gets submitted to Cornwall Council for their approval (which they've given). So now there is a parish consultation until 8th November. This letter gives key details of our NDP, and we will also be organising outreach events on some Saturdays in Widegates Village Hall for parishioners to find out more.

Comments about the NDP for consideration can be by email (morvalndp@gmail.com), phone (01503240218) or post (NDP Comments, Channel View, Widegates, Looe PL13 1QJ) before the deadline of 8th November.

Underpinning each parish NDP is a parish vision, together with the relevant objectives which support that vision, and NDP policies that help achieve the objectives and thus practically support the 'Vision' for Morval.

The Vision for Morval is as follows: "We wish to safeguard the quiet, rural character of the area, whilst providing opportunities that ensure our community is resilient to climate change and that both young and old residents can remain living and working in the parish".

The **four associated Morval NDP objectives** can be summarised as:

- **Environment and Heritage Objective:** 'To sustain our environment, including respecting the Area of Great Landscape Value, and incorporate renewable energy solutions and ecological considerations into any new development.
- **Economy and Employment Objective:** To support job creation through appropriate development, maintain our area's characteristics through appropriate design, including the use of high quality locally sourced materials.
- **Housing Objective:** To promote provision of housing suited to the needs of our community, maintain our area's characteristics through appropriate design and scale, including the use of high quality locally sourced materials.
- **Transport and Accessibility Objective;** To promote new pathways and traffic calming within the Parish.

Our NDP sets out 10 Policies in order to help achieve the Objectives and the Vision for the area:

NDP POLICIES	Environment & Heritage	Economy & Employment	Housing	Transport & Accessibility
1: Sustainability & Climate Change	✓	✓		
2: Local Green Spaces	✓			
3: Community Facilities	✓	✓		
4: Protect & Enhance Biodiversity	✓			
5: Employment Development		✓		
6: Small Scale 'infill and rounding off'			✓	
7: Rural Exceptions for Local People			✓	
8: Design Requirements	✓		✓	
9: Transport, Accessibility and Parking				✓
10: Flood Risk and Mitigation	✓			

The key parts of each policy are summarised below:

Policy 1: Sustainable Development and Climate Change

- 1) New development in Morval will be supported where it can be demonstrated that the proposal is sustainable, embodying the social, economic and environmental aspects of sustainable development as set out in the Plan.
- 2) Proposals for new buildings and renovations of historic buildings should conform to current Home Quality Mark best practice standards (siting, energy, transport and amenity, quality of living space and environmental impact.)
- 3) Proposals for a Recycling Collection Point or a Community Repair Café will be looked at favourably.
- 4) Proposals for installing renewable and low carbon energy technology will be supported where appropriate.
- 5) Developers should set out how the development promotes renewable energy, water conservation and energy reduction, and consider solar gain, renewable technologies, charging low emission vehicles, grey water storage.

Policy 2: Local Green Spaces

Widegates Village Green and St. Wenna's Church and churchyard are designated as Local Green Spaces.

Policy 3 – Community Facilities

1. A proposal to extend or improve community facilities will be considered favourably provided it is in keeping with the character of the settlement, supports the use of a community facility, provides car parking facilities, doesn't result in noise and disturbance to nearby properties, and doesn't cause traffic or road safety problems.
2. The change of use or redevelopment of a community building to a non-community use will only be permitted where the community facility is incorporated or similarly replaced or relocated to a more appropriate building or to a location which improves its accessibility, or is no longer required if local alternatives can offer the same facilities
3. The provision of health and social amenities and adult education/key skills training will be supported if they meet local community needs, do not impact unfavourably on existing facilities and are in scale and keeping with the area
4. Community facilities and village shops should, wherever possible, be retained and new ones supported

Policy 4 Protection and Enhancement of Biodiversity

1. All new development should protect and enhance local wildlife species and habitats, demonstrating how they will deliver a net biodiversity gain, as set out in Cornwall Council's Biodiversity Supplementary Planning Document.
2. Where appropriate proposals should enhance the biodiversity and green infrastructure of the parish, and should demonstrate that they avoid designated areas (and semi-natural habitat in non-designated areas) retain patches of semi-natural habitat, they make sure these can be retained and ideally linked together as part of the intended end land-use, retain, restore and re-create habitat linkages, retain and maintain trees subject to a Tree Preservation Order, seek to protect and maintain non designated native trees, look for opportunities to create, expand, buffer and link semi-natural habitats and consider new semi-natural habitat off-site if opportunities on-site are limited.

Policy 5: Employment Development

- 1) Proposals to promote economic development and jobs creation - including start up units/work hubs adaptations to suitable buildings and other similar improvements - will be supported, if they are of an appropriate scale, do not detract from the appearance and character of the neighbourhood, or compromise existing facilities of proven need.
- 2) Home based enterprise proposals will be encouraged if there will be no unreasonable adverse impact affecting nearby residents, or the character and appearance of the locality by reason of visual impact, noise vibration, etc.

Policy 6 Small-scale “infill and rounding off” housing development

Housing Proposals for small-scale developments within rural hamlets will be supported where it is infill (fills a small gap in a continuous built frontage) or rounding off (doesn't extend into open countryside). Proposals should consider the significance of large gaps, loss of privacy to nearby dwellings, impact on historic, architectural and landscape character, and whether it provides community benefits for local facilities, services or infrastructure.

Policy 7 - Rural Exceptions Housing for Local People

Rural exceptions sites of up to five dwellings will be supported to meet a local need provided it does not have an unacceptable impact on the visual and landscape amenity of the area.

Developers must approach Morval Parish Council's Chair as early as possible in the planning process, so that they can be made aware of local requirements and allow early resident consultation.

Any such development should be small scale and subject to the following criteria: affordable homes (meeting the specific needs of Morval Parish) to be well integrated with market housing. It would have a target of 100% affordable housing (any reduction will need viability assessment) and will be occupied by people with a local connection.

Policy 8 Design Requirements

Proposals for new development will be assessed against the following:

- 1) demonstrate how it will integrate into the existing surroundings.
- 2) be no more than two storeys in height (unless special circumstances can be demonstrated).
- 3) demonstrate it meets the requirements of all the policies of this Plan, including the character of the area.
- 4) will need to establish a strong sense of place.
- 5) create a safe and accessible environment where crime and disorder (or fear of it) don't impact on the community.
- 6) demonstrate a good street layout, low vehicle speed and good access for emergency and refuse vehicles.
- 7) should have well defined public and private spaces to maintain local rural character and appearance of the area.
- 8) respond to the semi-rural nature of the parish, reflect the identity of the local area, but not discourage innovation.
- 9) should use high quality materials (locally sourced where possible) to complement the existing palette of materials.
- 10) should be visually attractive through good architecture and appropriate landscaping.
- 11) make provision for adequate well-designed external amenity space (refuse and recycling storage) and parking.
- 12) any external lighting must protect the night sky from light pollution through light type, positioning and shielding.

Policy 9 Transport, Accessibility and Parking

1. All new development shall include safe and effective provision for vehicle access, pedestrians and cyclists.
2. proposals that improve/safeguard rights of way and public footpaths, and extend/create cycle routes, bridleways and other are desirable, provided they are safe, convenient and do not adversely affect the character of the area.
3. applications that reduce speed limits, improve sight lines or safety at accident spots will be considered favourably.
4. Proposals generating significant traffic movements must also include how transport issues will be mitigated.
5. Proposals for residential development will be supported where in addition to any garage space they provide sufficient off-street parking spaces, as defined by the bedrooms associated with the dwellings.

Proposals will be supported where they meet the requirements for parking set out in the most up-to-date Cornwall Design Guide produced by the Local Planning Authority.

Policy 10. Flood Risk and Mitigation

New housing developments in Flood Risk Zone 1 will need to have a site-specific flood risk assessment, showing how the risk of flooding from all sources is minimised and managed. All housing developments must show no net increase in surface water run-off, using incorporating Sustainable Drainage Systems (SuDS) as necessary.

Unless demonstrably unnecessary, applicants for planning permission should show a sequential, risk-based approach to the development location (in order to avoid possible flood risk) and set out measures to manage any future risk, reduce vulnerability to the impacts of climate change, incorporate appropriate pollution control measures to prevent adverse impacts on the water environment, be in line with Environment Agency Practice 'Groundwater Protection', and include SuDS as the preferred method of surface water disposal.

Appendix 1 – shows Local Open and Green Spaces:

- Village Green, Widegates
- St. Wenna's Church and churchyard

Appendix 2 Landscape Character Designations

- **Area of Great Landscape Value:** high landscape quality and distinctive characteristics
- **County Wildlife Sites:** features of substantive nature conservation value at a county level
- **Footpaths and Bridleways:** sustainable connectivity and healthy activity and leisure
- **Tree Preservation Orders and Ancient Woodlands:** 19 such areas have been identified.
- **Article 4 directions:** when the character of an area of importance would be threatened.
- **Natura 2000:** core breeding and resting sites for rare/threatened species
- **Historical Buildings, Sites and Monuments:** – there are 45 of these in Morval parish

Appendix 3. POTENTIAL MORVAL NDP PROJECTS (suggested but beyond the scope of the current NDP):

- Lack of Public Transport
- Speeding throughout the Parish
- Junction improvements throughout the Parish
- Unadopted roads in the Parish
- New/improved Village Hall
- Play Area Needed
- Pedestrian pathway to Tredinnick Farmshop
- More pedestrian pathways throughout the Parish.
- Improve Public Footpaths/ Bridleways:
- The problem of dog fouling
- Ways to brighten up the Parish
- Street Lighting v Downlighters:
- Dark Skies opportunities
- Develop Trenode Field for the whole community to use
- Looe Valley Cycle Trail

In addition to our Morval NDP, we will also be submitting three other documents to Cornwall Council:

- our **Green Space Assessment:** to demonstrate which candidate sites meet the Local Green Space criteria
- our **Sustainability Check:** which was developed in order to 'stress test' our NDP.
- our **Consultation Document:** how our evidence was collected, analysed and used to support our NDP

Please note: the above is a summary of our NDP. The full NDP (and associated documents) are available at (www.morvalwidegates.weebly.com). There is also a Facebook page for the Morval Parish Neighbourhood Development Plan. Don't forget there are outreach events at Widegates Village Hall if you want to find out more.

Finally, the Morval NDP can only succeed if enough parishioners like it and vote 'YES' when the referendum occurs